

### PUBLIC HEARING INFORMATION

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**Case Number: C15-2017-0042, 414 W. MLK and 1901, 03 San Antonio St.**

**Contact:** Leane Heldenfels, 512-974-2202, [lane.heldenfels@austintexas.gov](mailto:lane.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, September 18th, 2017**

CHUAN - FU CHEN  
Your Name (please print)

☐ I am in favor  
☒ I object

2000 Whitis Ave. Austin TX 78705  
Your address(es) affected by this application

[Signature] 9/10/17  
Signature Date

Daytime Telephone: 713-591-6589

Comments: Security and Env. concern

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing. They may be sent via:**

**Mail:** City of Austin-Development Services Department/ 1st Floor  
Leane Heldenfels  
P. O. Box 1088  
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

**Fax:** (512) 974-6305

**Email:** [lane.heldenfels@austintexas.gov](mailto:lane.heldenfels@austintexas.gov)

**From:** [REDACTED]  
**Subject:** Objection to Land Development Code Variance  
**Date:** Sunday, September 17, 2017 7:39:29 PM

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Hello,

My name is Samantha Fox and I received a notice in the mail about Case Number: C15-2017-0042, 414 W. MLK and 1901, 03 San Antonio St. as a nearby resident. I objected to the request to reduce the number of loading spaces to 1 because of the negative impacts that this and other real estate developments bring to Austin.

Throughout the several years I have lived in the West University neighborhood I, along with hundreds of other residents and students, have faced countless inconveniences brought on by the construction of low quality, over priced developments. Currently, I am surrounded by construction on two immediate sides of my building which have closed roads and removed valuable street parking spaces.

My point is that the local Austin community is being burdened by the greed of developers and that the requested variance only furthers this issue. The Board of Adjustment's treatment of this issue will create precedence for how it values the quality of living of its city's residents and I hope that they will choose to value these residents first and foremost.

Best,  
Samantha Fox

--

Samantha Fox  
Management Information Systems  
McCombs School of Business  
The University of Texas at Austin  
(432) 935-9669

**From:** [REDACTED]  
**Subject:** C15-2017-0042 414 W. MLK  
**Date:** Sunday, September 10, 2017 11:28:15 AM

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Hello Leane,

I am writing to say I am in favor of the proposed variance in this case.

I hope that the change will allow the applicant to create a more human-scaled and attractive streetscape.

Sincerely,  
Tyler Markham  
1800 Lavaca St. #402  
512-993-6777

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**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, September 18th, 2017**

STEVEN L NASH

Your Name (please print)

1800 LAVACA #311

Your address(es) affected by this application

*Steven L Nash*

Signature

Date

9-12-17

Daytime Telephone: 512-755-5627

Comments:

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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**Fax:** (512) 974-6305

**Email:** [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)



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Contact: Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
Public Hearing: Board of Adjustment, September 18th, 2017

Richard Brown

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1900 Guadalupe  
Signature:  Date: 9/13/17

Daytime Telephone: \_\_\_\_\_

Comments: We are adjacent to the proposed development across the alley to the east. We support the hotel because it is a big improvement when compared to the former McDonalds and will generate large hotel occupancy taxes to benefit the city.

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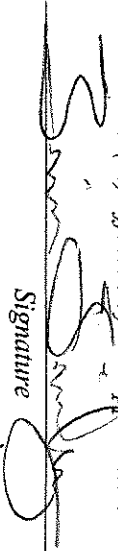
**Case Number: C15-2017-0042, 414 W. MLK and 1901, 03 San Antonio St.**  
**Contact:** Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
**Public Hearing: Board of Adjustment, September 18th, 2017**

Tim Finley

*Your Name (please print)*

1904 Guadalupe Street

*Your address(es) affected by this application*



*Signature*

9-13-2017

*Date*

Daytime Telephone: 512 694-9001

Comments:

Our property at 1904 Guadalupe Street is due east of the hotel project. We support the hotel and the variance request.

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**Fax:** (512) 974-6305

**Email:** [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

**From:** [REDACTED]  
**Subject:** C15-2017-0042 - 414 W. MLK variance request  
**Date:** Thursday, September 14, 2017 5:27:27 PM  
**Attachments:** [image003.png](#)

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Leane,

I am owner and president of Bat City, Inc at 1707 Nueces St. We are 1 ½ blocks distance from the 414 W. MLK variance request. Let it be known that we support the variance request and feel the changes reflect practical development within our corridor. Thanks!

Regards,  
Trey Bueché  
Bat City Awards & Apparel  
phone: (512) 302-1212  
[REDACTED]



THREE YEARS IN A ROW  
2014 | 2015 | 2016

*Like us on Facebook!*



Our convenient downtown showroom is at:  
**1707 Nueces St.**  
**Austin, TX 78701**

**#BATCITYINC**



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**Public Hearing: Board of Adjustment, September 18th, 2017**

**SUSAN H. HARRIS**

Your Name (please print)

509 W. 18TH ST. 78701

Your address(es) affected by this application

Susan H. Harris

Signature

9/14/17

Date

Daytime Telephone: 512-400-9343

Comments: Please see attached letter

Thank you for your consideration

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K01/71



Mr. William Burkhardt, Chair  
Board of Adjustment  
c/o Ms. Leane Heldenfels, Board Liaison  
City of Austin Development Services Department  
[Leane.heldenfels@austintexas.gov](mailto:Leane.heldenfels@austintexas.gov)

September 14, 2017

Re: Case Number C15-2017-0042, the White Lodging Services Corp application variance request

Chair Burkhardt and members of the Board of Adjustment,

I am the managing partner of 509W18th LP, the owner of 509 W. 18<sup>th</sup> St., a small commercial property which lies a block and a half southwest of the proposed White Lodging hotel location on W. MLK Blvd.

As a local property and business owner who has been active in this immediate area for decades, my partners and I are fully supportive of White Lodging's proposed physical and financial investment in the neighborhood. The proposed hotel will add much needed room capacity to the ever-expanding UT and Capitol Complex market sectors, contribute to the long-envisioned transformation of MLK Blvd into a "smarter-looking" corridor, and serve as a call for additional private investment to, and redevelopment of, an area dominated by publicly owned property. Accommodating density in this dynamic submarket supports the goals of Imagine Austin and UNO.

The roadway and alley design and the physical constraints specific to this site create development challenges that, in my opinion, deserve to be accommodated by variance to code. In this case, the requested variance to the City's Off-Street Loading Requirement is both practical (it acknowledges the tight turning radius off MLK into the alley and the alley's width) and reasonable (it recognizes the hotel's predictable operational requirements).

Consider also that your approval of the requested variance limiting the number to 1 and the size of the loading dock to 12' X 45' serves a secondary practical benefit: reducing the size and volume of trucks that the hotel can accommodate at any one time. Given the amount of vehicular, bicycle and pedestrian activity in the area, having fewer, smaller delivery trucks in the mix honors existing transportation patterns.

509W18th LP supports White Lodging's requested variance and respectfully requests your approval thereof.

Thank you for your consideration,



Susan H. Harris  
Site Solutions, Inc.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** C-15-2017-0042-414 West MLK  
**Date:** Saturday, September 16, 2017 5:06:53 PM

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Dear Chairman Burkhardt and Members of the Austin Board of Adjustment:

We are writing in support of the White Lodging Services Corporation's application for the variance requested in Case Number C-15-2017-0042 with respect to loading dock requirements for the proposed hotel at 414 W. MLK. We own property at 603 West 18th Street and think the proposed hotel would enhance the area and that approval of the request is appropriate. Thank you for your consideration.

Sincerely,  
David and Phyllis Warner

Sent from my iPad

.